

Eric Tiso

FROM	NAME & TITLE	ERIC W. TISO, SITE PLAN REVIEW COMMITTEE CHAIR
	AGENCY NAME & ADDRESS	LAND USE AND URBAN DESIGN DIVISION DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 TH FLOOR
	SUBJECT	SITE PLAN REVIEW COMMITTEE MINUTES FOR MARCH 17, 2010

CITY of
BALTIMORE
MEMO



TO

Captain John Carr, Fire Department
Mr. Stanford Leach, Parking Authority
Mr. Kirkland Gabriel, DOT TEC
Ms. Valorie LaCour, DOT Planning
Mr. John Thumbi, DOT Traffic
Mr. Bill Beatty, Department of General Services
Dr. Nollie P. Wood Jr., Mayor's Office
Ms. Miriam Agrama, DHCD Plans Examining
Mr. Geoff Veale, Zoning Administrator
Mr. David Tanner, BMZA

DATE: April 1, 2010

In attendance were:

- Eric Tiso, Wolde Ararsa, Gary Letteron, Bob Quilter, Anthony Cataldo, Ervin McDaniel, and Melvin Hicks for the Department of Planning;
- Bill Beatty for the Department of General Services
- John Igwe and Milan Rai for HCD Plans Examining;
- Kirkland Gabriel, John Thumbi and Mark Brown for the Department of Transportation;
- Stanford Leach for the Parking Authority;
- Dr. Nollie Wood, Jr. for the Mayor's Commission on Disabilities; and
- James Carroll for the Department of Public Works.

Agenda

1. 4134 Sunnyside Avenue – Tire Repair Facility
2. Greektown Revitalization PUD – Phase I

Plans Update

1. 25th Street Station PUD – Approved, 17 March 2010

4134 Sunnyside Avenue – Tire Repair Facility

Zoning: B-3-1

Plans Date: May 16, 2008

Block/Lot: 4416/017

Urban Renewal: None

Environmental: None

Historic: None

Total Site Area: ±8,159 sqft

Gross Square Footage: 480 sqft proposed.

In addition to Committee Members and Planning staff, in attendance was:

- Master Hall, Owner; and
- Cornel Todman, P-Natic, LLC.

Project Summary:

This is the second review of this project, it was last reviewed by SPRC on May 21, 2008. The proposal is to build a 480 sqft building on this unimproved parcel, and use it for a tire repair business. The plans submitted are not changed from the original review, and do not reflect the committee's comments at that time.

Comments & Issues:

- Environmental/Landscaping:
 - The proposed building and all improvements are being constrained to disturb less than 5,000 sqft of area, so as not to trigger stormwater management program requirements.
 - Ensure that any future site lighting for security contain the light within the property boundaries.
- Parking/Traffic:
 - The applicants mentioned that they are considering a slightly different building, one that can accommodate a garage bay, or perhaps two.
 - Plans currently show three parking spaces, one of which is a handicapped accessible parking space. Reduction of the entry curb cut to 20' wide would save on paving and disturbed area.
- Zoning Analysis/Board of Municipal and Zoning Appeals (BMZA):
 - The project intends to keep within the permitted uses and development envelope so that no variances are required.

Next Steps:

- Submit two complete paper sets of revised plans and one set in .pdf format and reschedule for review.

NOTE:

- **Approvals of site plans are contingent upon the applicant fulfilling all the site plan requirements, Subdivision Rules and Regulations, Zoning Code requirements, Forest Conservation requirements, Critical Area and related environmental controls, Traffic Impact Study requirements, and addressing all comments provided by the Site Plan Review Committee during and after the plan review process.**
- **All approved final site plans must be stamped.**

Greektown Revitalization PUD – Phase I

Zoning: R-8 (PUD)

Plans Date: 12 Mar 2010

Blocks/Lots:

- 6570C/001, 024 & 025
- 6570/024

Urban Renewal: None

Environmental: Forest Conservation

Historic: None

Total Site Area: ±620,361 sqft (±13.4867 Acres)

Gross Square Footage: Not Listed

In addition to Committee Members and Planning staff, in attendance was:

- Douglass Kennedy, KCW Engineering Tech.;
- Kevin Anderson, KCW Engineering Tech.;
- Richard Kieler, Kettler; and
- Charlie Kieler, Kettler.

Project Summary:

This is Phase I of the development plan for the Planned Unit Development (PUD), and involves a new concept of 121 proposed townhomes versus the previously proposed multi-family development.

Comments & Issues:

- Project:
 - This concept has been reviewed once by UDARP.
 - Macon Street will remain a public street, and will have public on-street parking available for visitors.
- Environmental/Landscaping:
 - This site is large enough to trigger the requirements of the Forest Conservation Program. Contact Gary Letteron in the Office of Sustainability at 410-396-4369 for guidance on the proposed species list; 212 trees are required, with a phasing plan.
 - Grass panels 3' in width are behind the proposed sidewalks, which are a bit narrow for street trees, consider widening.
- Parking/Traffic:
 - Each of the townhomes will have a one-car garage. Some of the units will also have a parking pad for one car in front of the garage.
 - A Traffic Impact Study determination has been requested from BDOT, since the project exceeds 15,000 sqft, but may have been grandfathered.
 - Please show bus stops and routes in the project area.
 - Please show traffic directions on streets within the project area (especially for one-way traffic).
 - Show crosswalks, but do not encourage mid-block crossings. Pedestrians may cross mid-block since breaks between townhouse groupings line up.

- Accessibility:
 - Please ensure that all ADA ramps are shown on sidewalks, and that they are oriented across the crosswalk, and not pointed into the center of the intersection. Alleys may be designed so that they are at-grade at intersections to make transitions easier.
 - Sidewalks are shown at 5' from face of curb, please label widths.
 - Please include an accessibility plan in the next submittal showing accessible routes, and including a listing of which units will be visitable or accessible.
- Plan Adjustments/Missing Site Plan Elements:
 - Please include a cover sheet showing an expanded scope of the entire PUD, and highlighting the portion of the PUD covered by this phase (and future phases, if known).

Next Steps:

- Continue with UDARP review.
- Submit two complete paper sets of revised plans and one set in .pdf format for final approval and stamp that incorporate UDARP comments.

NOTE:

- **Approvals of site plans are contingent upon the applicant fulfilling all the site plan requirements, Subdivision Rules and Regulations, Zoning Code requirements, Forest Conservation requirements, Critical Area and related environmental controls, Traffic Impact Study requirements, and addressing all comments provided by the Site Plan Review Committee during and after the plan review process.**
- **All approved final site plans must be stamped.**